

**SAURABH P. PATEL**

B. Com., LL.B.

(Advocate)

**16-Chitralekha Appartment,**

**Near Prasang Hall,**

**150 Feet Ring Road,**

**RAJKOT. M.: 98248 00766**

**Swati Infratech Pvt. Ltd.**

*H.C. Karmacharya*

**Director**



Mo. 98248 00766  
Ph : (O)2921375

**SAURABH**

**P. PATEL**

B.Com., L.L.B.(Advocate)

16/17 - Chitralekha Complex,  
Near Prasang Hall,  
150 ft. Ring Road,  
Rajkot.

**To Whom It May Concern**

**(TITLE CLEARANCE REPORT)**

**(1) NAME & ADDRESS OF THE OWNER OF THE  
PROPERTY:**

M/s. Swati Infratech Pvt. Ltd.

**ADDRESS**

"Vrajesh", 1-A, Sarvodaya Society, Opp. Twinkle  
Star Apartment, Kalawad Road, Rajkot.



**(2) DESCRIPTION OF THE PROPERTY:**

Land admeasuring total 868.13 Sq. Mtrs. of  
Subplot Nos. 15 to 30/1 to 14/1 to 15 to 30/1 to 14/13  
of Revenue Survey No. 137/1 paiki of Village Kothariya,  
Dist. : Rajkot and known as "Swati Park 1" with the  
construction of different residential buildings over it  
and bounded as per the approved Bldg. Plan :

**(3) DESCRIPTION OF THE DOCUMENTS:**

Swati Infratech Pvt. Ltd.

*F.C. Kamani*  
Director

- 1) Certified true copy of the Entry from Jungle Book, dated 08.05.1956.
- 2) True copy of Village Form No. VI, Entry No. 38, 142, 442, 443, 444, 1094, 2760.
- 3) True copy of the Lay out Permission No. Ruda/Tech/Dev/Kothariya/210/05/2116, dated 01.08.2005 issued by Ruda with the Lay out Plan approved by it.
- 4) Certified true copy of the Order No. NA/LRCC/65/Case No. 30/05-06/Vashi/3845/52, dated 26.10.2005 passed by Dist. Panchayat, Rajkot.
- 5) Original Certificate, dated 20.01.2016 issued by Dist. Panchayat, Rajkot.
- 6) True copy of Village Form No. VI, Entry No. 2771; VIII A, Khata No. 123 with VII & XII.
- 7) Printed Booklet with Certificate of Incorporation at No. U45201GJ2008PTC054655, dated 31.07.2008 issued by Registrar of Companies, Guj. State to M/s. Swati Infratech Pvt. Ltd., with the Memorandum of Association and Articles of Association.
- 8) True copy of the Sale Deed registered at No. 13397, dated 14.08.2008.
- 9) True copy of Village Form No. VI, Entry No. 6930; VIII A, Khata No. 4856.
- 10) Original Development Permission No. Ruda/ Tech /Dev/Kothariya/1280, dated 20.03. 2010 issued by Ruda with the Amalgamation Plan, Subplotting Plan and Bldg. Plan approved by it.



Swati Infratech Pvt. Ltd.

*F.C. Karmakar*

Director

- 11) Original Construction Permission No. 289, dated 21.08.2009 issued by Kothariya Gram Panchayat with the Subplotting Plan approved by it.
- 12) Original Subplotting Permission No. 10, dated 16.04.2015 issued by RMC with the Subplotting Plan approved by it.
- 13) Original Construction Permission No. 975, dated 11.01.2016 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 14) Original Occupancy Certificate No. 5439, dated 22.12.2017 issued by RMC.
- 15) Original Occupancy Certificate No. 5793, dated 08.02.2018 issued by RMC.
- 16) Original Letter, dated 15.09.2016 written by City Survey Supdt., Rajkot.
- 17) Original Receipts, dated 16.12.2015 towards the payment of Revenue Dues.
- 18) Original Certificate, dated 09.05.2014 issued by The Mehsana Urban Co-op. Bank Ltd., Rajkot.
- 19) Original Search Report, prepared by Shri Dharmendra Ganatra.
- 20) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



**(4) TRACING OF THE TITLE :-**

From the documents referred hereinabove, it transpires that Shri Jivraj Mavji was holding of the agricultural land of different fields of Village Kothariya,

*Saurabh P. Patel*  
*F.C. Ponnappa*

Dist.; Rajkot and his occupancy rights were promulgated; as disclosed from the Entry No. 38 from the revenue record on the file.

Shri Jiva Mavji had divided and distributed his agricultural land of different fields of Village Kothariya, between himself and his sons, Shri Chhaganbhai and Khima Jiva and Entry No. 142 to that effect was made in the revenue record on 21.02.1959; which was certified by Mamlatdar, Rajkot.

On resurvey thereof; Shri Jiva Mavji, Chhagan Mavji and Shri Khima Mavji were found in occupation of the agricultural land admeasuring 17 A 32 G of Survey No. 137/1 with other land of Kothariya and Entry No. 442 to that effect was made in the revenue record on 15.07.1965; which was certified accordingly.



In the same way; on resurvey thereof; Shri Jeram Jiva was found in occupation of the agricultural land admeasuring 4 Acre of Survey No. 137/1 with other land of Kothariya and Entry No. 443 to that effect was made in the revenue record on 15.07.1965; which was certified accordingly.

On the death of Jeram Jiva; the names of his legal heirs, Shri Bhikhulal Jeram, bering Minor, through his legal guardian, Jamanben Jerambhai was entered in the revenue record by Entry No. 1094 in respect of different

Swati Infratech Pvt. Ltd.

*F.C. Parmar*

Director

holdings of deceased including of Survey No.137/1 of Kothariya; which was certified on 13.01.1976 by Circle Officer, Kuvadava.

On attaining Majority by Minor Bhikhubhai Jerambhai, Entry No. 2760 to that effect was made in the revenue record on 06.09.2005, which was certified on 25.11.2005 by Mamlatdar, Rajkot.

Shri Bhikhubhai Jerambhai and Shri Jamnaben Jerambhai had applied to the Dist. Panchayat, Rajkot to grant the permission to convert agricultural land admeasuring total 16188 Sq. Mtrs. of Survey No.137/1 paiki of Kothariya into NA for residential purpose, which in turn was granted by Order, dated 26.10.2005. The lay out plan and plotting was approved. On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly.



M/s. Swati Infratech Pvt. Ltd., is a Company incorporated under the provisions of Indian Companies Act, 1956 and registered at No. U45201GJ2008PTC0 54655 on 31.07.2008 with the Registrar of Companies, Guj. State; which is referred to hereinafter as the Company.

The Company had purchased the Land admeasuring total 11589.45 Sq. Mtrs. of Plot Nos. 1 to 45 of Revenue Survey No. 137/1 paiki of Kothariya from Shri Bhikhubhai

Swati Infratech Pvt. Ltd.

*[Signature]*  
Director

Jerambhai Sagpariya by the sale deed registered at No. 13397, dated 14.08.2008 with the Sub-Registrar, Rajkot.

On the strength of the above sale deed, the land so purchased by the Company has been transferred in its name in the revenue record by Entry No. 6930 on 18.08.2008, which is certified on 10.10.2018 by Mamlatdar, Rajkot.

The Company had passed the Resolution in the meeting of its Board of Directors held on 28.01.2010; authorizing Shri Bhavinbhai Rameshbhai Ramani, Director of the Company to execute necessary documents on behalf of the Company in respect of aforesaid land.



The Company had submitted a plan for the amalgamation of its land of Plot No. 15 to 30 and then, subplotting thereof before Ruda, which was approved and the permission was granted on 20.03.2010. The land was divided into Subplot Nos. 15 to 30/1 to 15 to 30/16. Similar permission was obtained from Kothairya Gram Panchayat.

Again, the plan for the amalgamation of land of Subplot Nos. 15 to 30/1 to 14 and then, subplotting thereof

was submitted before RMC, which was approved and the permission was granted on 16.04.2015. The land was subplotted as Subplot Nos. 15 to 30/1 to 14/1 to 15 to 30/1 to 14/13.

Swati Infratech Pvt. Ltd.

*For Ramani*  
Director

The Company had submitted different plans for the construction of different residential buildings over Subplot Nos. 15 to 30/1 to 14/1 to 15 to 30/1 to 14/13 before RMC, those have been approved and the permission was granted on 11.01.2016. On completion of construction work over the above subplots, RMC has issued different Occupancy Certificates on 22.12.2017 and 08.02.2018, which are on the file. The area after development is known as "Swati Park 1".

From the Letter, written by City Survey Supdt., Rajkot; it transpires that the property has yet not been surveyed by the office.



The amount of Revenue Dues have been paid upto the year 2015, as disclosed from the receipts towards the payment on the file.

From the Certificate issued by The Mehsana Co-op. Bank Ltd., Rajkot; it transpires that the property was mortgaged with the said Bank against the advances availed of. However, the entire dues have been repaid.

Shri Dharmendra Ganatra, Practising Company Secretary has taken the search from the record of Registrar of Companies, Guj. State in respect of the property of the Company and has prepared his Search Report accordingly, which is on the file.

Swati Infratech Pvt. Ltd.

*F.C. Varmam*  
Director

It transpires that M/s. Swati Infratech Pvt. Ltd., is the owner of the property more particularly described in Para 2 hereinabove.

**(5) SEARCH:**

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

**(6) OPINION:**

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Swati Infratech Pvt. Ltd. in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Swati Infratech Pvt. Ltd. over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Thanking You.

Date :- 03 / 11 / 2018.



Yours Faithfully,

**SAURABH P. PATEL**  
ADVOCATE

Swati Infratech Pvt. Ltd.

Director

**અરજી પહોંચ**

મેલકતનું વર્ણન કોઠારીયા રે.સ.નં.137/1 પ્લોટ નં.15થી30/1થી14-1થી13

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૩૧૧૭૨

અરજી નંબર: ૨૨૧૩૨

અરજી વર્ષ: ૨૦૧૮

તા: ૧

માહે: નવેમ્બર

સને: ૨૦૧૮

રજુ કરનારનું નામ એસ.પી.પટેલ(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭ ).....

શોધ અગર તપાસણી.....

Year: ૧૯૮૯ ૧૯૯૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭ ).....

નકલ ફી કોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

રૂ. પૈસા

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કુલ એકંદરે રૂ.

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અંકે રૂપીયા સાઈડ પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

( અમ.જે.રાજયજી૩ )

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

IGR-NIC

5892841233432478764

૧/૧૧/૨૦૧૮

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Swati Infratech Pvt. Ltd.

F.C. Karmoria

Director

**અરજી પહોંચ**

મેલકાતનું વર્ણન રે સ નં.137/1 પ્લોટ નં.15 થી 30/1 થી 14-1 થી 13

Search in : કોઠારીયા/KOTHARIYA

પહોંચ નંબર: ૨૦૧૮૦૨૩૦૩૪૫૩૨ અરજી નંબર: ૨૦૪૮૪ અરજી વર્ષ: ૨૦૧૮

તા: ૧ માહે: નવેમ્બર સને: ૨૦૧૮

રજ કરનારનું નામ સૌરભ પી પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી..... ૦  
નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦  
શેરોની નકલ કરવા માટે ફી..... ૦  
ટપાલ ખર્ચ..... ૮૫  
નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭)..... ૦  
શોધ અગર તપાસણી Year: ૧૯૯૮ ૨૦૧૨..... ૮૫  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી કોલીયો..... ૦  
ઈન્ડેક્સ-૨ ફી.....  
આ સિવાયની બાબતોની ફી.....

કુલ એકંદરે રૂ.

૮૫

અંકે રૂપીયાપંચચાંસી પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

( A. N. Dasani )

સબ રજીસ્ટ્રાર

રાજકોટ - ૨

IGR-NIC

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૧/૧૧/૨૦૧૮

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Swati Infratech Pvt. Ltd.

*P. C. Karmacharya*  
Director

અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં.137/1 સ્વાતી પાર્ક-1 પ્લોટ નં.15 થી 30/1 થી  
14-1 થી 13  
Search in : Kothariya/Kothariya

પહોંચ નંબર: ૨૦૧૮૩૨૭૦૧૦૧૩૬ અરજી નંબર: ૪૨૬૦ અરજી વર્ષ: ૨૦૧૮

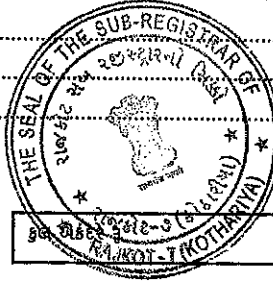
તા: ૧ માસ: નવેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ સૌરભ પી.પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....  
નકલ કરવા ની ફી સાઈડ / કોલીઓ..... ૦  
શેરોની નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....  
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦  
શોધ અગર તપાસણી..... Year: ૨૦૧૨ ૨૦૧૮ ૪૫  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી કોલીઓ..... ૦  
ઈન્ડેક્સ-૨ ફી.....  
આ સિવાયની બાબતોની ફી



અંકે રૂપીયા પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર દપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર દપાલથી નીચેના સરનામે મોકલશે.

(M. S. Jethava)

સબ રજીસ્ટ્રાર

સજકોટ - 7 - કોઠારીયા

IGR-NIC

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Swati Infratech Pvt. Ltd.

*F. K. K. K.*  
Director